

## **Addendum to Sales Contract**

**1602 Laird Street, Omaha, NE**

### **CODE VIOLATIONS**

The City of Omaha Planning Department and Community Development Division currently has a Demolition Order against the property. It will be the buyer's sole responsibility to contact the City of Omaha within 30 days after closing for an inspection by the Chief Code Inspector (402-444-5488) to either bring the property up to code or have it demolished. If buyer does not comply with the City requirements, the buyer may be subject to fines, penalties and enforcement actions by the City of Omaha Planning Department and Development. The United States will be relieved of any liability if the structure is demolished.

Attached is a list of known violations. The buyer will be responsible for contacting the City for other violations not known by the seller.

Purchaser Initial \_\_\_\_\_ Purchaser Initial \_\_\_\_\_ Seller Initial \_\_\_\_\_

## Violations List

October 8, 2008

Deutsch Bank National Trust  
1610 E. St. Andrew Place B#150  
Santa Ana, CA 92705

Re: 1602 LAIRD ST  
Inspected by: Greg Peterson  
Structure Type: Dwelling

Violations and corrective action:

### Owner Violation List Items

<u>Code Section Violated</u>	<u>Location and Nature of Violation</u>	<u>Unsafe/Unfit Designation</u> <u>Repaired</u>
<p><b>043-101. Generally.</b> All construction or work for which a permit is required shall be subject to inspection by the building official and all such construction or work shall remain accessible and exposed for inspection purposes until approved by the building official. In addition, certain types of construction shall have special inspection as specified in the building code as adopted by this jurisdiction.</p> <p>Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of the building code, this Code or other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of the building code, this Code or other ordinances of the jurisdiction shall not be valid.</p> <p>It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.</p> <p>A survey of the lot may be required by the building official to verify that the structure is located in accordance with the approved plans. (Ord. No 33582, SS 1(43-101), 6-27-95)</p>	Entire Dwelling. Construction work shall remain accessible & exposed for inspections until approved.	
<p><b>043-71. Required.</b> Except as specified in section 43-72 of this Code, no building or structure regulated by this Code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the building official. (Ord. No. 33582 SS 1(43-71), 6-27-95)</p>	Entire Dwelling. General repair permits are required for roof replacement, exterior and interior wall surface repair, window and door repair, non-structural replacement.	

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043-71. <b>Required.</b> Except as specified in section 43-72 of this Code, no building or structure regulated by this Code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the building official. (Ord. No. 33582 SS 1(43-71), 6-27-95)	Entire Dwelling. Wreck permit is required.		Yes
043-91. <b>Permit Fees.</b> Fees shall be assessed in accordance with the provisions of this section. The fee for each building permit shall be as set forth in Table 43-91.	Entire Dwelling. Fee shall be assessed in accordance with the provisions of this sections.		
The determination of value or valuation for the purpose of assessing the permit fee shall be made by the building official. The value to be used in computing the building permit and plan review fees shall be the total value of all construction work for which the permit is issued.			
Penalty fees: When construction begins before the permit has been issued, the applicant shall pay a penalty fee. Said fee shall be quadruple the amount of the regular fee.			
No quadruple fee penalty set forth in this chapter shall be imposed if the work is of an emergency nature where a delay in performing the work may cause a risk to life or health or will significantly increase the risk of property damage, provided a permit is applied for within 48 hours of the start of the work, in which case no penalty shall be imposed.			
043-94. <b>Commencing work without permit.</b> Whenever any work for which a permit is required has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued. A penalty fee shall be assessed in accordance with table 43-91. Payment of the penalty fee shall not exempt the applicant from making any changes that may be required to bring the work into compliance with the city's building, zoning and other codes. (Ord. No 33582, SS 1(43-94), 6-27-95)	Entire Dwelling. Whenever any work for which a permit is required has been commenced without first obtaining said permit a penalty fee shall be assessed.		
044-121. <b>Permit required..</b> Before proceeding to install, alter, repair, relocate, affix or suspend any electrical wiring, or to install or connect any equipment or apparatus which requires electrical wiring to be installed, affixed or suspended to make the same operable, for either interior or exterior wiring, a permit shall be obtained by an electrical contractor or a master electrician from the electrical official at the permits and inspections division.	Entire Dwelling. An Electrical contractor, that is licensed and bonded by the City of Omaha, must make all electrical repairs. Appropriate electrical permits and inspections are required		

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<p><b>048-101. Application for appeal.</b> Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the building board of review, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served or posted, as the case may be. If the decision, notice or order was served by first class mail, then three (3) business days shall be added to the time for appeal. Appealable issues shall include, but not be limited to, notices of violation, repair orders, placards, notices to vacate, closure orders, the results of inspections, orders to purchase permits or pay fees, and the denial of permits. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means, or that the strict application of any requirement of this code would cause an undue hardship. To the extent that there are any differences in the procedures for appeals to the board under this code and under Chapter 43, the procedures set forth in this code shall govern appeals occurring under this code.</p>	Entire Dwelling. Owner. Any person directly affected by this notice shall have the right to appeal.	
<p><b>048-102. Stays of enforcement.</b> An appeal of a notice or order (other than an Imminent Danger notice or order) shall stay the enforcement of the administrative notice and order until the appeal is heard by the board, but shall not stay the criminal prosecution of any violation of any section of this code.</p>	Entire Dwelling. Owner.	
<p><b>048-12a. Maintenance.</b> Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered or repaired shall be maintained in good working order. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures and premises.</p>	Entire Dwelling. Owner.	
<p><b>048-12e. Maintenance.</b> Mechanical and plumbing systems, both existing and new, and parts thereof shall be maintained in proper operating condition in accordance with the original design and in a safe and sanitary condition. Devices or safeguards required by an applicable code shall be maintained in compliance with the code edition under which installed.</p>	Entire Dwelling. Owner. Both mechanical and plumbing system shall be maintained in property operating condition in accordance with the original design and in safe and sanitary condition.	
<p><b>048-13. Application of other codes.</b> Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the City's Building Code, Plumbing Code, Mechanical Code, Fuel Gas Code, Fire Code and Electrical Code, all as defined in this code. Nothing in this code shall be construed to cancel, modify or set aside any provisions of Chapter 55 of the Omaha Municipal Code.</p>	Entire Dwelling. All city codes apply. Building Code, Plumbing Code, Electrical Code, Mechanical Code, Fire Code.	

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<b>048-15. Workmanship.</b> Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's installation instructions.	Entire Dwelling. All repairs, alterations, maintenance work & installations shall be made in a workmanlike manner, and in accordance with manufacturer's installation instructions.		
<b>048-25. Fees.</b> The fees for activities and services performed by the city in carrying out its responsibilities under this code shall be as indicated in the following schedule:  Reinspection, charged once for each notice per dwelling unit \$41.00	Entire Dwelling. Owner. Fee shall apply.		
<b>048-33a. Inspections.</b> The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. All reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise.	Entire Dwelling. Code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies.		
<b>048-34. Right of entry.</b> The code official is authorized to enter the structure or premises at reasonable times to inspect subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, the code official is authorized to pursue recourse as provided by law.	Entire Dwelling. The code official is authorized to enter the structure or premises at reasonable times.		
<b>048-43. Required testing.</b> Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the code official shall have the authority to require tests to be made as evidence of compliance at no expense to the city.	Entire Dwelling. a TERMITE INSPECTION AND AN ASBESTOS INSPECTION ARE REQUIRED BEFORE A WRECK PERMIT IS ISSUED.	Yes	
a) Test methods. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the code official or building board of review shall determine the testing procedures.			
b) Testing agency. All tests shall be performed by an approved agency.			
c) Test reports. Reports of tests shall be retained by the code official for the period required for retention of public records.			

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<p><b>048-44. Material and equipment reuse.</b> Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested when necessary, placed in good and proper working condition and approved.</p>	<p>Entire Dwelling. Owner.</p>	
<p><b>048-51. Unlawful acts.</b> It shall be unlawful for a person, firm or corporation to be in conflict with or in violations of any of the provisions of this code.</p>	<p>Entire Dwelling. Any violation of any provision of this code is unlawful.</p>	
<p><b>048-53. Prosecution of violation.</b> Any person failing to comply with a notice of violation or order served in accordance with this code shall be deemed guilty of a misdemeanor, as provided in Section 1-10 of the Omaha Municipal Code. If the notice of violation is not complied with, the code official may institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto.</p>	<p>Entire Dwelling. Any person failing to comply with a notice shall be prosecuted.</p>	
<p><b>048-54. Violation penalties.</b> Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.</p>	<p>Entire Dwelling. Any person who violates a provision of this code shall be prosecuted within the limits provided by state or local laws.</p>	
<p><b>048-61. Notice to owner or to person or persons responsible.</b> Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given to the owner or the person or persons responsible therefore in the manner prescribed in sections 48-62 and 48-63. Not more than one notice of violations shall be issued for the same violation. Notices for procedures declaring property unsafe or unfit for human occupancy shall also comply with Division 8.</p>	<p>Entire Dwelling. Owner</p>	

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<b>048-65. Transfer of ownership.</b> If the ownership of a property subject to a pending notice or order under this code is to be transferred, the transferring owner shall report to the city housing division the impending transfer of the property and the name and address of the transferee, at least seven (7) days prior to the transfer.	Entire Dwelling. Inspector must be noticed of pending transfer of ownership seven (7) days prior to transfer.		
<b>048-71a. General.</b> When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be declared as such by notice pursuant to the provisions of this code.	Entire Dwelling. Decayed, dilapidated and deteriorated structure .	Yes	
a. Unsafe Structure. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation that partial or complete collapse is possible.			
<b>048-71a. General.</b> When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be declared as such by notice pursuant to the provisions of this code.	Entire Dwelling. Unsanitary conditions throughout.	Yes	
a. Unsafe Structure. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation that partial or complete collapse is possible.			
<b>048-71a. General.</b> When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be declared as such by notice pursuant to the provisions of this code.	Entire Dwelling. No working smoke detectors.	Yes	
a. Unsafe Structure. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation that partial or complete collapse is possible.			

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<p><b>048-71b. General.</b> When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be declared as such by notice pursuant to the provisions of this code.</p> <p>b) Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.</p>	<p>Entire Dwelling. Building is unsafe or unfit. Electrical, plumbing, &amp; mechanical systems are deteriorated.</p>	Yes	
<p><b>048-71c. General.</b> When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be declared as such by notice pursuant to the provisions of this code.</p> <p>c) Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.</p>	<p>Entire Dwelling. Building is vacant, open, vandalized. Building is a blighting influence on the neighborhood.</p>	Yes	
<p><b>048-71c. General.</b> When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be declared as such by notice pursuant to the provisions of this code.</p> <p>c) Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.</p>	<p>Entire Dwelling. Dwelling is unfit for human occupancy.</p>	Yes	



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<p><b>048-71c. General.</b> When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be declared as such by notice pursuant to the provisions of this code.</p> <p>c) Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.</p>	<p>Entire Dwelling. Structure is not connected to all public utilities. Second meter shut off.</p>	<p>Yes</p>
<p><b>048-71d. General.</b> When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be declared as such by notice pursuant to the provisions of this code.</p> <p>d. Unlawful Structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.</p>	<p>Entire Dwelling. Structure has been illegally converted into duplex.</p>	<p>Yes</p>
<p><b>048-72. Closing of vacant structures.</b> If the premises are vacant and unfit for human habitation and occupancy, the code official is authorized to post a closure placard on the premises and order the premises closed up so as not to be an attractive nuisance. The owner or person responsible for the premises shall close up the premises within the time specified in the notice or order, and shall keep the premises closed until authorized or permitted by the code official to be opened. It shall be unlawful for the owner or any person responsible for the premises to fail to close and keep closed such a premises, on a continuing basis after the said notice or order. Upon failure of the owner or other person responsible for the premises to close up the premises within the time specified in the order, the code official may, in addition to other civil or criminal remedies, cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal means.</p>	<p>Entire Dwelling. Structure found vacant open and vandalized.</p>	<p>Yes</p>

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<b>048-73. Notice.</b> Whenever the code official has declared a structure or equipment unsafe or unfit under the provisions of this Division, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner or the person or persons responsible for the structure or equipment in accordance with Section 48-63. If the notice pertains to equipment, it shall also be placed on the equipment. The notice shall be in the form prescribed in Section 48-62.	Entire Dwelling. Structure is unsafe.	Yes	
<b>048-74. Placarding.</b> Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard reading "Danger - Closed" or similar language, and a statement of the penalties provided for occupying the premises, operating the equipment, removing the placard, or failing to close the premises or keep the premises closed.	Entire Dwelling. Upon failure to comply within the time given, structure shall be placarded.		
<b>048-75. Prohibited occupancy.</b> It shall be unlawful for any person to occupy a placarded premises or to operate placarded equipment, and for any owner or any person responsible for the premises to let anyone occupy a placarded premises or operate placarded equipment. Such persons shall be subject to the penalties set out in section 1-10 of this Code.	Entire Dwelling. Upon failure to comply with repairs as ordered within the time directed in this Notice of Violation, structure shall be vacated.		
<b>048-76. Removal of placard.</b> The code official shall remove the placard whenever the defect or defects upon which the placard was based have been eliminated. Any person who defaces or removes a placard without the approval of the code official shall be subject to the penalties provided by this Code.	Entire Dwelling. Danger-closed sign shall not be removed until directed by the City of Omaha.		

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<b>048-77. Filing with Register of Deeds.</b> If a notice declaring a property unsafe or unfit for human occupancy is unsuccessfully appealed or if the time for such appeal has passed without the filing of such appeal, then the code official may file the said notice against the property with the Register of Deeds. Upon correction of the relevant violations, the code official shall file a release of the notice with the Register of Deeds, without cost to the owner.	Entire Dwelling. Structure determined to be unfit/unsafe.		
<b>048-91. General.</b> The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to demolish and remove such structure.	Entire Dwelling. Wreck permit required to demolish this structure. All other permits will be needed if dwelling/garage/building is to be saved.	Yes	
<b>048-91. General.</b> The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to demolish and remove such structure.	Entire Dwelling. If dwelling is to be repaired, a Construction Schedule listing milestones for the completion of all needed repairs is required to be given to the inspector for approval.	Yes	
<b>048-91. General.</b> The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, to demolish and remove such structure.	Entire Dwelling. If dwelling is to be repaired, a list of Sub-Contractors that are doing the plumbing, electrical and mechanical repair work is required to be given to the inspector for approval.	Yes	

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<b>048-93. Failure to comply.</b> If the owner of a premises fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons. The cost of such demolition and removal may be assessed as a lien against the real estate upon which the structure is located, and may be collected from the owner pursuant to civil action, as provided by law.	Entire Dwelling. Failure to comply with demolition order may result in removal of the dangerous structure by the city.	Yes
<b>048-94. Salvage materials.</b> When any building or structure has been ordered demolished or removed, the city or its contractor shall provide to the owner reasonable advance notice that any desired salvage materials or property of any value should be removed from the real estate upon which the building or structure is located. After the demolition or removal of a building or structure, the city or its contractor may keep or lawfully dispose of any salvage materials or property of any value remaining on the real estate.	Entire Dwelling. Owner.	Yes
<b>049-300. Required.</b> It shall be unlawful for any person to begin any job of plumbing until a license holder has secured from the permits and inspections division a permit to do such work; provided that no permit will be required for minor repair work as defined in sections 49-400 and 49-303.	Entire Dwelling. All plumbing repairs must be made by a plumbing contractor, licensed and bonded by the City of Omaha. Appropriate plumbing permits and inspections are required.	
<b>301.2. Responsibility.</b> The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit or premises which they occupy and control.	Entire Dwelling. Owner	
<b>301.3. Vacant structures and land.</b> All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.	Entire Dwelling. Owner. If structure is to be vacated, it must be maintained in a clean, safe, secure, and sanitary condition.	

<u>Code Section Violated</u>	<u>Location and Nature of Violation</u>	<u>Unsafe/Unfit Designation</u> <u>Repaired</u>
301.3. Vacant structures and land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.	Entire Dwelling. Owner. Entire Structure. Vacant building is open, unsecured, insanitary, is a blighting problem and an adverse effect on public health and safety.	Yes
301.3. Vacant structures and land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.	Entire Dwelling. Structure must be secure within 24 hours of this notice and be maintained secure until the property is repaired and action is release, or the building is demolished.	Yes
302.1. Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.	Entire Dwelling. Owner. Vacant structure must be maintained in a clean, safe, secure, and sanitary condition.	Yes
302.1. Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.	Entire Dwelling. Litter and/or debris on exterior property and premises.	Yes
302.3. Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.	Entire Dwelling. Cracked, broken, upheaved concrete terrace stairs.	Yes
302.5. Rodent harborage. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.	Entire Dwelling. Evidence of rodent infestation in main structure. Dead mouse.	Yes
302.7. Accessory structures. All accessory structures, including detached garages, fences and walls shall be maintained structurally sound and in good repair.	Entire Dwelling. Deteriorated retaining walls.	Yes
304.1. General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.	Entire Dwelling. Owner.	Yes
304.10. Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.	Entire Dwelling. Deteriorated broken, missing, deteriorated and non code stair handrails, guardrails.	Yes
304.10. Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.	Entire Dwelling. Deteriorated deck, porch, floors, lattice skirt under front porch, and columns.	Yes

<u>Code Section Violated</u>	<u>Location and Nature of Violation</u>	<u>Unsafe/Unfit Designation</u>	<u>Repaired</u>
304.10. Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.	Entire Dwelling. Deteriorated stairs.	Yes	
304.10. Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.	Entire Dwelling. Risers heights vary by more than 3/8" between the smallest and the greatest riser height.	Yes	
304.12. Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.	Entire Dwelling. Deteriorated and non code rails and guards on deck(s), steps, and/or porch.	Yes	
304.13. Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	Entire Dwelling. Deteriorated doors, storm doors, door jambs, door hardware.	Yes	
304.13. Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	Entire Dwelling. Windows & doors are not weather tight.	Yes	
304.13. Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.	Entire Dwelling. Deteriorated storm windows and missing inserts on all sides.	Yes	
304.13.1. Glazing. All glazing materials shall be maintained free from cracks and holes.	Entire Dwelling. Broken missing window glass and glazing putty at windows and doors.	Yes	
304.14. Insect screens. During the period from May 1st to October 1st, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every screen door used for insect control shall have a self-closing device in good working condition.	Entire Dwelling. Deteriorated, torn, and missing Insect screens on all sides.		
Exception: Screen doors shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.			
304.15. Doors. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guest rooms shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.	Entire Dwelling. Damaged and deteriorated doors, hardware and jambs.	Yes	
304.15. Doors. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guest rooms shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.	Entire Dwelling. Doors are not weather tight.	Yes	

<u>Code Section Violated</u>	<u>Location and Nature of Violation</u>	<u>Unsafe/Unfit Designation</u>	<u>Repaired</u>
<b>304.17. Guards for basement windows.</b> Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents.	Entire Dwelling. Missing screens on basement windows. Non code Plexiglas.	Yes	
<b>304.2. Protective treatment.</b> All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights shall be maintained, weather resistant and water-tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.	Entire Dwelling. Holes in vinyl siding and loose metal trim and soffit.	Yes	
<b>304.2. Protective treatment.</b> All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights shall be maintained, weather resistant and water-tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.	Entire Dwelling. Siding is not weather tight.	Yes	
<b>304.2. Protective treatment.</b> All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights shall be maintained, weather resistant and water-tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.	Entire Dwelling. Peeling/missing paint on all exterior surfaces where paint is peeling, cracked or bare surfaces are exposed.		

<u>Code Section Violated</u>	<u>Location and Nature of Violation</u>	<u>Unsafe/Unfit Designation Repaired</u>
304.4. <b>Structural members.</b> All structural members shall be maintained free from deterioration and shall be capable of safely supporting the imposed dead and live loads.	Entire Dwelling. A stamped Engineers Report or a structural review is required by a State of Nebraska registered structural engineer and report given to inspector on front porch, rear wood deck, concrete stairs, and foundation walls.	Yes
304.5. <b>Foundation walls.</b> All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.	Entire Dwelling. Cracked foundations wall(s) and deteriorated piers on front porch.	Yes
304.5. <b>Foundation walls.</b> All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.	Entire Dwelling. Deteriorated masonry joints.	Yes
304.5. <b>Foundation walls.</b> All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.	Entire Dwelling. Structural review required by a State of Nebraska registered structural engineer and report given to inspector.	Yes
304.6. <b>Exterior walls.</b> All exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained, weatherproof and properly surface coated where required to prevent deterioration.	Entire Dwelling. Cracked and holes in vinyl siding.	Yes
304.6. <b>Exterior walls.</b> All exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained, weatherproof and properly surface coated where required to prevent deterioration.	Entire Dwelling. Deteriorated and/or missing mortar at masonry joints.	Yes
304.6. <b>Exterior walls.</b> All exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained, weatherproof and properly surface coated where required to prevent deterioration.	Entire Dwelling. Deteriorated and/or cracked stucco.	Yes
304.7. <b>Roofs and drainage.</b> The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.	Entire Dwelling. Weeds in gutters.	Yes
304.9. <b>Overhang extensions.</b> All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.	Entire Dwelling. Deteriorated and/or loose soffits and fascia.	Yes



<u>Code Section Violated</u>	<u>Location and Nature of Violation</u>	<u>Unsafe/Unfit Designation</u>	<u>Repaired</u>
<b>305.1. General.</b> The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.	Entire Dwelling. Owner. Unsanitary throughout structure. Soiled, rotted, ceiling, walls, floors, and carpets. Window and door moldings abraded and soiled. All trash and rubbish to be removed within ten days of the date of this notice of violation.	Yes	
<b>305.2. Structural members.</b> All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.	Entire Dwelling. A stamped Engineers Report or a structural review is required by a State of Nebraska registered structural engineer and report given to inspector of the foundation walls.	Yes	
<b>305.3. Interior surfaces.</b> All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.	Entire Dwelling. All abraded, deteriorated, damaged interior surfaces, including walls, windows, doors, trim, floors and ceilings.	Yes	
<b>305.3. Interior surfaces.</b> All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.	Entire Dwelling. Unsanitary conditions, apparent mold or mildew in ceiling and walls.	Yes	
<b>305.4. Stairs and walking surfaces.</b> Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.	Entire Dwelling. Deteriorated stairs to basement.	Yes	
<b>305.6. Interior doors.</b> Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.	Entire Dwelling. Deteriorated interior doors, jambs and hardware throughout.	Yes	
<b>307.1. Accumulation of rubbish or garbage.</b> All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.	Entire Dwelling. Rubbish and garbage throughout.	Yes	
<b>308.1. Infestation.</b> All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.	Entire Dwelling. Owner/Occupant. Insect/Rodent infestation.	Yes	

<u>Code Section Violated</u>	<u>Location and Nature of Violation</u>	<u>Unsafe/Unfit; Designation Repaired</u>
401.2. <b>Responsibility.</b> The owner of the structure shall provide and maintain light, ventilation and space conditions in compliance with these requirements. A person shall not occupy as owner-occupant, or permit another person to occupy, any premises that do not comply with the requirements of this chapter.	Entire Dwelling. Owner. A person shall not occupy as owner-occupant, or permit another person to occupy any premises not in compliance with light, ventilation, and space conditions in this code.	Yes
403.5. <b>Clothes dryer exhaust.</b> Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted in accordance with the manufacturer's instructions.	Entire Dwelling. Missing clothes dryer exhaust.	Yes
404.7. <b>Food preparation.</b> All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.	Entire Dwelling. Deteriorated kitchen sink cabinet, holes in cabinet floor, back. Broken cabinet door and drawers. Broken countertops and edges.	Yes
501.2. <b>Responsibility.</b> The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises which does not comply with the requirements of this chapter.	Entire Dwelling. A person shall not occupy as owner occupant or permit another person to occupy premises which do not comply.	Yes
504.1. <b>General.</b> All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.	Entire Dwelling. Abraded finishes on plumbing fixtures including tub, lavatory, kitchen sink, leaks, obstructions and defects at plumbing fixtures.	Yes
504.1. <b>General.</b> All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.	Entire Dwelling. All Plastic plumbing is non-code. All plumbing repairs must be made by a plumbing contractor, licensed and bonded by the City of Omaha and require permits and inspections.	Yes
504.1. <b>General.</b> All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.	Entire Dwelling. Plumbing system must be checked by a licensed, bonded plumbing contractor with the City of Omaha and the report given to the inspector.	Yes
505.1. <b>General.</b> Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.	Entire Dwelling. Non-code water supply pipes.	Yes

<u>Code Section Violated</u>	<u>Location and Nature of Violation</u>	<u>Unsafe/Unfit Designation Repaired</u>
<b>505.4. Water heating facilities.</b> Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 120 degrees F (49 C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.	Entire Dwelling. Water heater must be cleaned and checked by a licensed, bonded plumbing contractor with the City of Omaha and the report given to the inspector.	Yes
<b>601.2. Responsibility.</b> The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises which does not comply with the requirements of this chapter.	Entire Dwelling. A person shall not occupy as owner occupant or permit another person to occupy premises which do not comply.	Yes
<b>601.2. Responsibility.</b> The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises which does not comply with the requirements of this chapter.	Entire Dwelling. Deteriorated, soiled, rusted thermostat, furnace and heat duct supply and return air to be cleaned and checked by a licensed, bonded H.V.A.C. contractor.	Yes
<b>604.2. Service.</b> The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the ICC Electrical Code. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.	Entire Dwelling. Electrical service is to be checked and sized for usage by a licensed, bonded electrical contractor and report given to inspector.	Yes
<b>604.3. Electrical system hazards.</b> Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacles and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.	Entire Dwelling. Broken wall outlets, switches, lights and cover plates.	Yes
<b>604.3. Electrical system hazards.</b> Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacles and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.	Entire Dwelling. Missing knockouts in junction boxes.	Yes
<b>701.2. Responsibility.</b> The owner of the premises shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises that do not comply with the requirements of this chapter.	Entire Dwelling. A person shall not occupy as owner occupant or permit another person to occupy premises which do not comply.	Yes
<b>704.1. Smoke detectors.</b> Existing Group R occupancies not already provided with single-station smoke alarms shall be provided with approved single-station smoke alarms.	Entire Dwelling. Missing and non working smoke detectors throughout.	Yes



City of Omaha  
Mike Fahey, Mayor

## DEMOLITION ORDER

October 8, 2008

### Planning Department

Omaha/Douglas Civic Center  
1819 Farnam Street, Suite 1003  
Omaha, Nebraska 68183  
(402) 444-5150  
Telefax (402) 546-0714

Steven N. Jensen, AICP  
Director

Deutsch Bank National Trust  
1610 E. St. Andrew Place B#150  
Santa Ana, CA 92705

This notice concerns the Dwelling on the Property at **1602 LAIRD ST .**

The said structure is in violation of the Omaha Municipal Code. The violations currently known to exist on this Property are listed in the attached Violations List.

You are ordered to demolish and remove the said structure by December 7, 2008.

If you fail to comply with this order by the above date, then the City will demolish and remove the said structure. In such case, the cost of such demolition and removal may be assessed as a lien against the Property, and may be collected from the owner in a civil action.

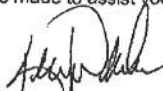
While the necessity of City permits to conduct the necessary work will depend on the method of repair chosen by the Property owner, it presently appears that the following types of permits will have to be obtained from the City to perform the necessary work: , **Wreck Permit.**

Any person directly affected by this notice may appeal to the Omaha Building Board of Review by filing a written appeal application form and \$100.00 filing fee with the office of the City Permits and Inspections Division, Omaha/Douglas Civic Center, 1819 Farnam Street, Suite 1100, Omaha, Nebraska, within 20 days of the date of this notice (add an additional three business days if this notice was sent by regular mail). The appeal application shall state all grounds for objection to this notice.

If you desire clarification of this notice or of any of the violations listed, please call the undersigned between the hours of 8:00 a.m. and 9:30 a.m. and arrangements will be made to assist you.

Sincerely,

  
Greg Peterson  
Code Inspector,

  
Kevin J. Denker  
Chief Code Inspector

C: Camille Hawk, 200 Regency One, 10050 Regency Circle, 68114  
Tax Lien, Kateri A Deternan / SNB, 1120 S 101 St, Omaha, NE 68124

**The City of Omaha Planning Department  
Housing Division  
Permits and Code Requirements  
for property address: 1602 LAIRD ST  
Structure Type: Dwelling-Entire Structure  
October 8, 2008**

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**The following permit is required for the primary structure:**  
**\$15,000.00**

General Repair	Window Replacement	Interior Inspection.
Fire	Soffits, Gutters, etc.	Requested for the following reason(s) :
Reroof	Kitchen Remodel	
Remove Existing Roof	Bath Remodel	
Reside	Plans required	
Remove existing siding	Fence	
Basement Finish	Decks/Porches	
Retaining Wall	Fire Escape	

Separate Permits required for the following:

Electrical      Plumbing      Mechanical      Y Wreck

**Special Code Requirements:**

**Wreck Requirements-**

A wreck permit shall be required before the removal of a structure. For more information call 444-5371 and ask for a brochure to be mailed.

Other requirements: Wreck permit required to demolish the structure. Asbestos certification and termite inspection are required to issue wreck permit. Permits, plans, engineers report, construction schedule and list of sub-contractors are required if demolition is to be stopped.

The City of Omaha Planning Department  
Housing Division  
Permits and Code Requirements  
for property address: 1602 LAIRD ST  
Structure Type: Dwelling-Entire Structure  
February 12, 2013

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☐ General Repair

☐ Fire

☐ Reroof

☐ Remove Existing Roof

☐ Reside

☐ Remove existing siding

☐ Basement Finish

☐ Retaining Wall

☐ Window Replacement

☐ Soffits, Gutters, etc.

☐ Kitchen Remodel

☐ Bath Remodel

☐ Plans required

☐ Fence

☐ Decks/Porches

☐ Fire Escape



Interior Inspection.

Requested for the following reason(s) :

Due to deteriorated, poor exterior conditions. Fire caused substantial damage as per report. Must evaluate interior of duplex.

Separate Permits required for the following:

☐ Electrical

☐ Plumbing

☐ Mechanical



Wreck

**Special Code Requirements:**

**Wreck Requirements-**

A wreck permit shall be required before the removal of a structure. For more information call 444-5371 and ask for a brochure to be mailed.



City of Omaha  
Jim Suttle, Mayor

Christopher Parrott  
3519 U St.  
Omaha, NE 68107

**NOTICE OF VIOLATION**  
February 12, 2013

**Planning Department**

Omaha/Douglas Civic Center  
1819 Farnam Street, Suite 1003  
Omaha, Nebraska 68183  
(402) 444-5150  
Telefax (402) 546-0714

**R. E. Cunningham, RA, F.SAME**  
Director

Parcel No.: 0157000007  
Legal Description: The East 40 feet of the  
South 30' of Lot 7 & the East 40' of Lot 8,  
Block 9, Boulevard Park

This notice concerns the Property at: **1602 LAIRD ST Dwelling Entire Structure**

The Property is in violation of the Omaha Municipal Code. The violations currently known to exist on this Property are listed in the attached Violations List.

You are ordered to repair or cure the said violations by April 13, 2013. A follow-up inspection, to determine whether the violations have been repaired or cured and whether the Property can thereby be released, will be scheduled on or shortly after that date, or sooner if you so request.

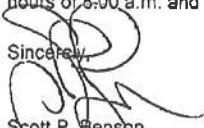
This vacant Property is declared to be unsafe, unfit for human occupancy, or unlawful, because of the violations so designated in the attached Violations List. You are ordered to close the Property and to take measures necessary to prevent occupancy of it within 60 days. Occupancy of the property is prohibited. Of course, if all violations making this property unsafe, unfit or unlawful are repaired or cured by the above date, the property can then be opened and occupied.

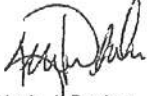
While the necessity of City permits to conduct the necessary work will depend on the method of repair chosen by the Property owner, it presently appears that the following types of permits will have to be obtained from the City to perform the necessary work: , **Wreck Permit**

Any person directly affected by this notice may appeal to the Omaha Building Board of Review by filing a written appeal application form and \$108.00 filing fee with the office of the City Permits and Inspections Division, Omaha/Douglas Civic Center, 1819 Farnam Street, Suite 1100, Omaha, Nebraska, within 20 days of the date of this notice (add an additional three business days if this notice was sent by regular mail). The appeal application shall state all grounds for objection to this notice.

If you desire clarification of this notice or of any of the violations listed, please call the undersigned between the hours of 8:00 a.m. and 9:30 a.m. and arrangements will be made to assist you.

Sincerely,

  
Scott P. Benson  
Code Inspector, 402-444-5361

  
Kevin J. Denker  
Chief Code Inspector

C: Tax Lien, National Realty Acceptance Co., POBox 980, East Lansing, MI 48826

## Violations List

February 12, 2013

Christopher Parrott  
3519 U St.  
Omaha, NE 68107

Re: 1602 LAIRD ST  
Inspected by: Scott P. Benson  
Structure Type: Dwelling

### Owner Violation List items and Corrective Actions

Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<p><b>043-101. Generally.</b> All construction or work for which a permit is required shall be subject to inspection by the building official and all such construction or work shall remain accessible and exposed for inspection purposes until approved by the building official. In addition, certain types of construction shall have special inspection as specified in the building code as adopted by this jurisdiction.</p> <p>Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of the building code, this Code or other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of the building code, this Code or other ordinances of the jurisdiction shall not be valid.</p> <p>It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.</p> <p>A survey of the lot may be required by the building official to verify that the structure is located in accordance with the approved plans. (Ord. No 33582, SS 1(43-101), 6-27-95)</p>		
	Entire Dwelling. Construction work shall remain accessible & exposed for inspections until approved.	
Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<p><b>043-71. Required.</b> Except as specified in section 43-72 of this Code, no building or structure regulated by this Code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the building official. (Ord. No. 33582 SS 1(43-71), 6-27-95)</p>		
	Entire Dwelling. General repair permits are required for roof replacement, exterior and interior wall surface repair, window and door repair, non-structural replacement.	



Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<b>043-91. Permit Fees.</b> Fees shall be assessed in accordance with the provisions of this section. The fee for each building permit shall be as set forth in Table 43-91.	Entire Dwelling. Fee shall be assessed in accordance with the provisions of this sections.	

The determination of value or valuation for the purpose of assessing the permit fee shall be made by the building official. The value to be used in computing the building permit and plan review fees shall be the total value of all construction work for which the permit is issued.

Penalty fees: When construction begins before the permit has been issued, the applicant shall pay a penalty fee. Said fee shall be quadruple the amount of the regular fee.

No quadruple fee penalty set forth in this chapter shall be imposed if the work is of an emergency nature where a delay in performing the work may cause a risk to life or health or will significantly increase the risk of property damage, provided a permit is applied for within 48 hours of the start of the work, in which case no penalty shall be imposed.

Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<b>043-94. Commencing work without permit.</b> Whenever any work for which a permit is required has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued. A penalty fee shall be assessed in accordance with table 43-91. Payment of the penalty fee shall not exempt the applicant from making any changes that may be required to bring the work into compliance with the city's building, zoning and other codes. (Ord. No 33582, SS 1(43-94), 6-27-95)	Entire Dwelling. Whenever any work for which a permit is required has been commenced without first obtaining said permit a penalty fee shall be assessed.	

Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<b>048-12a. Maintenance.</b> Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or premises was constructed, altered or repaired shall be maintained in good working order. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures and premises.	Entire Dwelling. Owner and or person or persons responsible.	

Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<b>048-12e. Maintenance.</b> Mechanical and plumbing systems, both existing and new, and parts thereof shall be maintained in proper operating condition in accordance with the original design and in a safe and sanitary condition. Devices or safeguards required by an applicable code shall be maintained in compliance with the code edition under which installed.	Entire Dwelling. Owner and or person or persons responsible. Both mechanical and plumbing system shall be maintained in property operating condition in accordance with the original design and in safe and sanitary condition.	
Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<b>048-13. Application of other codes.</b> Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the City's Building Code, Plumbing Code, Mechanical Code, Fuel Gas Code, Fire Code and Electrical Code, all as defined in this code. Nothing in this code shall be construed to cancel, modify or set aside any provisions of Chapter 55 of the Omaha Municipal Code.	Entire Dwelling. All city codes apply. Building Code, Plumbing Code, Electrical Code, Mechanical Code, Fire Code.	
Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<b>048-15. Workmanship.</b> Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's installation instructions.	Entire Dwelling. All repairs, alterations, maintenance work & installations shall be made in a workmanlike manner, and in accordance with manufacturer's installation instructions.	
Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<b>048-34. Right of entry.</b> The code official is authorized to enter the structure or premises at reasonable times to inspect subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, the code official is authorized to pursue recourse as provided by law.	Entire Dwelling. The code official is authorized to enter the structure or premises at reasonable times.	
Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<b>048-53. Prosecution of violation.</b> Any person failing to comply with a notice of violation or order served in accordance with this code shall be deemed guilty of a misdemeanor, as provided in Section 1-10 of the Omaha Municipal Code. If the notice of violation is not complied with, the code official may institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto.	Entire Dwelling. Any person failing to comply with a notice shall be prosecuted.	

Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<b>048-54. Violation penalties.</b> Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.	Entire Dwelling. Any person who violates a provision of this code shall be prosecuted within the limits provided by state or local laws.	

Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<b>048-61. Notice to owner or to person or persons responsible.</b> Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given to the owner or the person or persons responsible therefore in the manner prescribed in sections 48-62 and 48-63. Not more than one notice of violations shall be issued for the same violation. Notices for procedures declaring property unsafe or unfit for human occupancy shall also comply with Division 8.	Entire Dwelling. Owner and or person or persons responsible.	

Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<b>048-65. Transfer of ownership.</b> If the ownership of a property subject to a pending notice or order under this code is to be transferred, the transferring owner shall report to the city housing division the impending transfer of the property and the name and address of the transferee, at least seven (7) days prior to the transfer.	Entire Dwelling. Inspector must be noticed of pending transfer of ownership seven (7) days prior to transfer.	

Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<b>048-71a. General.</b> When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be declared as such by notice pursuant to the provisions of this code.	Entire Dwelling. Burned, fire damaged dwelling. All permits required if repair is decided upon.	Yes

a. **Unsafe Structure.** An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation that partial or complete collapse is possible.

Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<b>048-71a. General.</b> When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be declared as such by notice pursuant to the provisions of this code.	Entire Dwelling. Unsafe structure.	Yes

a. **Unsafe Structure.** An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation that partial or complete collapse is possible.

Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<p><b>048-71c. General.</b> When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be declared as such by notice pursuant to the provisions of this code.</p> <p>c) Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.</p>	Entire Dwelling. Dwelling is unfit for human occupancy.	Yes
Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<p><b>048-73. Notice.</b> Whenever the code official has declared a structure or equipment unsafe or unfit under the provisions of this Division, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner or the person or persons responsible for the structure or equipment in accordance with Section 48-63. If the notice pertains to equipment, it shall also be placed on the equipment. The notice shall be in the form prescribed in Section 48-62.</p>	Entire Dwelling. Structure is unsafe.	
Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<p><b>048-74. Placarding.</b> Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard reading "Danger - Closed" or similar language, and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.</p>	Entire Dwelling. Upon failure to comply within the time given, structure shall be placarded.	
Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<p><b>048-75. Prohibited occupancy.</b> It shall be unlawful for any person to occupy a placarded premises or to operate placarded equipment, and for any owner or any person responsible for the premises to let anyone occupy a placarded premises or operate placarded equipment. Such persons shall be liable for the penalties provided by this Code.</p>	Entire Dwelling. Upon failure to comply with repairs as ordered within the time directed in this Notice of Violation, structure shall be vacated.	
Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<p><b>301.2. Responsibility.</b> The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit or premises which they occupy and control.</p>	Entire Dwelling. Owner and or person/persons responsible.	

Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<b>301.3. Vacant structures and land.</b> All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.	Entire Dwelling. If structure is to be vacated, it must be maintained in a clean, safe, secure, and sanitary condition.	
Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<b>302.1. Sanitation.</b> All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.	Dwelling Exterior. Owner and / or person(s) responsible. Exterior property area not in clean, safe and sanitary condition.	Yes
Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<b>304.1. General.</b> The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.	Dwelling Exterior. Owner. Exterior of the structure is in disrepair, unsanitary and is a blighting influence on the neighborhood.	Yes
Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<b>304.2. Protective treatment.</b> All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights shall be maintained, weather resistant and water-tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.	Dwelling Exterior. Deteriorated siding and trim.	
Code Section Violated	Location and Nature of Violation	Unsafe/Unfit Designation
<b>304.7. Roofs and drainage.</b> The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.	Dwelling Exterior. Deteriorated soffits and fascia.	Yes